



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZST12-00019  
**Application Type:** Special Permit  
**CPC Hearing Date:** November 15, 2012  
**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** 6297 Strahan Road  
**Legal Description:** Being a Portion of Tract 9, 8A, and 11, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas  
**Acreage:** 1.702 acres  
**Rep District:** 1  
**Zoning:** R-F (Ranch-Farm)  
**Existing Use:** Agricultural  
**Request:** To allow for a medical treatment facility, to include lifestyle medicine  
**Proposed Use:** Medical treatment facility  
**Property Owner:** Gallego Dream Continues, LLC  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** Outside City Limits / Agricultural  
**South:** R-F (Ranch-Farm) / Agricultural  
**East:** R-F (Ranch-Farm) / Elementary School  
**West:** R-F (Ranch-Farm) / Agricultural

**Plan El Paso Designation:** O3, Agriculture (Northwest)

**Nearest Park:** Rio Grande River Trail #1 (1.972 ft.)

**Nearest School:** Josie H. Damiam Elementary (67 ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

Save the Valley, Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Upper Valley Neighborhood Association, Coronado Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notices of the November 15, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on October 29, 2012. The Planning Division received nine (9) letters in opposition to the request.

### **APPLICATION DESCRIPTION**

The applicant is requesting a special permit to allow a medical treatment facility in the R-F zoning district. The applicant proposes the addition of approximately 2,700 sq. ft. of medical office space to an existing 3,700 sq. ft. residential property.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the special permit and detailed site development plan review request as the applicant meets the requirements of Section 20.04.320, Special Permit Approvals and 20.04.150 Detailed Site Development Plan.

### **Plan El Paso- Future Land Use Map Designation**

All applications for special permits shall demonstrate compliance with the following criteria:

O-3 Agriculture - Active farmland in the Rio Grande Valley. Changes to City codes and policies may limit

plat and utility approvals beyond City limits in a coordinated effort to protect significant portions of farmland.

The purpose of the R-F (Ranch-Farm) district is to provide primarily fallow or agricultural areas within the City, protect and conserve these areas within and adjacent to urban development and intended to afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development. Designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of this district.

**COMMENTS:**

**City Development Department - Planning Division - Transportation**

No objection to the special permit.

**Comments:**

1. Borderland is a minor arterial on the Major Thoroughfare Plan (MTP) and is substandard. Additional dedication and/or improvements may be required at the time a subdivision plat is filed.
2. Sidewalks are required along Borderland Drive and Strahan Road for the proposed development as there is a school located directly adjacent to the site.
3. Sidewalks shall continue across the proposed driveway. Sidewalks are not permitted to ramp down across driveways.

**Note:**

1. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

**City Development Department – Planning Division - Land Development**

No Objection.

Grading plan and permit shall be required.\*

Storm Water Pollution Prevention Plan and/or permit required.\*

Drainage plans must be approved by the City Development Dept. Land Development Section.\*

\* This requirement will be applied at the time of development.

**El Paso Fire Department**

Recommend approval as presented. Does not adversely affect fire department at this time. \*\* Note: A more detailed reviewed will be done by fire plan review during the permitting process\*\*

**El Paso Water Utilities**

1. EPWU does not object to this request.

**EPWU-PSB Comments**

**Water:**

2. There is an existing 8-inch diameter water main along Strahan Road fronting the subject property. Also, there is an existing 12-inch diameter water main along Borderland Road fronting the subject property. These water mains are available for service.

**Sanitary Sewer:**

3. There is an existing 8-inch diameter sewer main along Strahan Road. A sanitary sewer main extension is required along the entire Borderland Road frontage.

**General:**

4. Application for water and sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water lines and appurtenances.

**CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

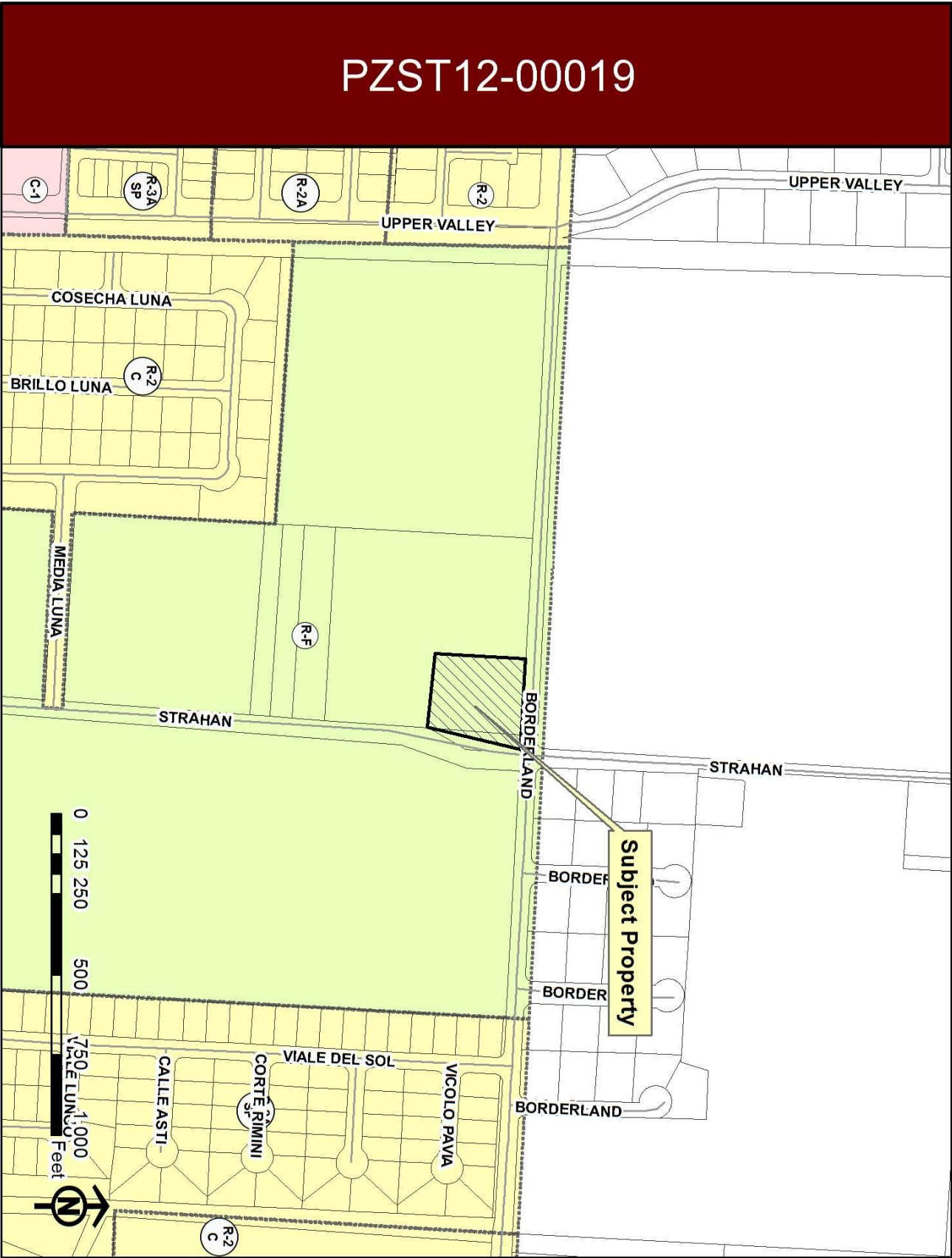
**Attachments:**

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

Attachment 4: Opposition Letters



PZST12-00019



## ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



## ATTACHMENT 4: OPPOSITION LETTERS

**McElroy, Michael**

---

**From:** Josh Hardin <jhardin@hardintech.com>  
**Sent:** Tuesday, October 30, 2012 12:33 PM  
**To:** McElroy, Michael  
**Cc:** strath5969@aol.com; Mayra Hardin (mhardin@episd.org)  
**Subject:** Proposed zoning change for medical clinic on Strahan Rd

Good afternoon, Mr., McElroy – We reside on 6017 Strahan Rd and have recently become aware of plans to build a medical clinic on Strahan Rd. Please add our names to those opposed to the proposed commercial zoning in our rural neighborhood. Strahan Rd and Borderland do not have the ability to handle current traffic efficiently, much less the additional traffic the medical center would bring. Also, we moved this area specifically to be away from the commercial areas, as I imagine many other residents have.

Thank you for your time and consideration,

Josh and Mayra Hardin  
6017 Strahan Rd.  
915-203-1218

---

Josh Hardin | Hardin Technology 913.334.9000 | [www.hardintech.com](http://www.hardintech.com)

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

October 25, 2012

Dear Mr. McElroy,

In 1994 we carefully selected a residential area to build our house. This area was chosen because with rural zoning it promotes a healthy, long, productive life.

We oppose any commercial development as it is detrimental to quality family life. Commercialization does not have a place in residential areas, as it contributes to poor air quality thus increasing many illnesses. Noise pollution decreases an individual's longevity. In addition, it interferes with proper restful sleep contributing to a person's irritability and stress. Among other things businesses indirectly promote vandalism and crime.

Development also destroys the natural animal and plant life, altering health promoting ecological systems now present.

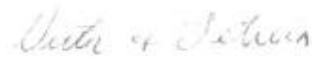
All services needed by our community are accessible nearby in properly zoned commercial areas.

This is a residential area. We oppose anything that threatens the upper valley, as it exists today, and our peaceful and healthy lifestyle. We respectfully request that the city deny any future petitions for Commercial Zoning:

1. On entire Strahan Road up to the Canutillo Texas line
2. East of Upper Valley Road and west of Doniphan Drive
3. 400 ft. extending on either side of the Artcraft Road right-of-way from Doniphan Drive to the New Mexico State line known as Artcraft Road Corridor (see map for approximate area of interest)

Please uphold the City of El Paso's plan to save the Valley as approved by City Council January 13<sup>th</sup> 2004 (see attached document). We request that you initiate proceedings to modify the City Council text amendment of January 13, 2004 to extend the boundaries from Borderland Road to the Canutillo Texas line.

Sincerely,



Victor & Leticia Villalobos

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

**McElroy, Michael**

---

**From:** McElroy, Michael  
**Sent:** Thursday, October 25, 2012 8:03 AM  
**To:** McElroy, Michael  
**Subject:** FW: Proposed Strahan zoning change

-----Original Message-----

From: [jmarquez4@elp.rr.com](mailto:jmarquez4@elp.rr.com) [mailto:[jmarquez4@elp.rr.com](mailto:jmarquez4@elp.rr.com)]  
Sent: Wednesday, October 24, 2012 9:21 PM  
To: McElroy, Michael  
Subject: Proposed zoning change

Please place my families objection to any entity requesting commercial zoning in this area. There is commercial zoning on upper valley road where this Gallegos dream continue, Ilc can go. This change will devastate the beauty of this rural area it will congest and destroy our neighborhood with traffic. And addition violates the broad development plan approved for our area.

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

**McElroy, Michael**

---

**From:** BakerGrd@cs.com  
**Sent:** Wednesday, October 24, 2012 10:37 AM  
**To:** McElroy, Michael  
**Cc:** strath5959@aol.com  
**Subject:** Rezoning opposition letter attached  
**Attachments:** Zoning October 23.pdf

Mr. McElroy,

I was recently told about the Strahan/Borderland Road rezoning case by my neighbor, the Strathmanns. I have attached a letter from my wife and I, and have copied the Strathmanns.

In the past, I have spoken at two City Council rezoning meetings about the planning/geologic issues in this neighborhood. Since my last City Council meeting, I've been dealing with medical problems and gotten distracted from civic participation. If I've made errors in my letter, I would appreciate if you could point me to relevant recent (5 years) changes, if the City has finally conducted the appropriate land use study. My last testimony led the City Engineer to conduct some spot checks of engineering soil and drainage conditions that he told me confirmed the geologic/geophysical studies we'd done. His results changed the subdivision design under discussion, but I don't know that it was ever generalized beyond that subdivision.

Mark Baker  
915-877-2777  
[bakergrd@cs.com](mailto:bakergrd@cs.com)

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

**McElroy, Michael**

---

**From:** KTurner206@aol.com  
**Sent:** Tuesday, October 23, 2012 1:56 PM  
**To:** McElroy, Michael  
**Subject:** Proposed Zoning Change for medical clinic on South Strahan Road

Mr. Michael McElroy, CNU-A  
Planner  
City Development Department  
City of El Paso, Texas

Dear Mr. McElroy:

Please accept this letter to register my objection to the proposed zoning change for South Strahan Road requested by Gallego Dream Continues, LLC or for any other entity requesting commercial zoning in this area. The zoning change requested is not in conformance with previously approved plans for this area. Such a drastic change to commercial zoning would negatively impact the rural nature of the area, increase traffic flow and danger to the children in this area and disrupt the neighborhood.

There are children at the south end of South Strahan and Damien School is across the street from the land where the zoning change is being requested, at the northern portion of South Strahan Road. South Strahan Road has only one mile of paving.

Please place our objection to the proposed change in your file for presentation to the full City Development Department, the City Plan Commission, and to the City Council representatives.

Thank you,

Kathryn Holland  
Owner - 3 acre parcel on South Strahan Rd.

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

**McElroy, Michael**

---

**From:** Mary Lou Schichtl <jmschichtl@yahoo.com>  
**Sent:** Monday, October 22, 2012 10:29 AM  
**To:** McElroy, Michael  
**Cc:** Hoffman, Alex P.  
**Subject:** Zoning on Strahan Rd.

Dear Mr. McElroy:

We are writing to strongly object to the proposed zoning change for S. Strahan Rd. We have lived here at 6068 S. Strahan for over 30 years and want it to remain with no commercial zoning, as in the previously approved plans for this area. Our road is dead end and the only outlet is at Borderland and Strahan. This is a beautiful rural area and we would like it to remain so. Thank you for presenting our objection to the Development Department and to City Council. James and Mary Lou Schichtl, 6068 S. Strahan, El Paso, TX. 79932 Phone 8772654

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

Mr. Michael McElroy, CNU-A  
Planner  
City Development Department  
City of El Paso, Texas

Dear Mr. McElroy:

Please accept this letter to register our objection to the proposed zoning change for South Strahan Road requested by Gallego Dream Continues, LLC or for any other entity requesting commercial zoning in this area. The zoning change requested is not conformance with previously approved plans for this area. Such a drastic change to commercial zoning would negatively impact the rural nature of the area, increase traffic flow and danger to the children in this area and disrupt the neighborhood.

Please place our objection to the proposed change in your file for presentation to the full City Development Department, the City Plan Commission, and to the City Council representatives.

Thank you,

Arturo Garcia and Ilian Gonzalez  
Owner – 1 acre parcel on South Strahan rd.  
6048 Strahan rd.  
El Paso Texas, 79932

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

**McElroy, Michael**

---

**From:** James J. Strathmann, <strath5959@aol.com>  
**Sent:** Wednesday, October 17, 2012 3:15 PM  
**To:** McElroy, Michael  
**Subject:** Objection to Zoning Change on South Strahan Rd

To Mr. Michael McElroy, Planner for the City Development Department: For your File

Mr. McElroy: Please inform the City of El Paso Texas City Plan Commission and City Council Representatives:

The Strathmann family respectfully objects to any change of zoning on South Strahan Road. We have lived here for many years and desire that this area retain its pastoral and rural ambience. We have a home and an equestrian center, and we feel that future development has been previously and properly defined as low-density residential.

Sincerely,

James J. Strathmann, Property Owner  
5959 S. Strahan Road  
El Paso, Texas 79932

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

**McElroy, Michael**

---

**From:** Hoffman, Alex P.  
**Sent:** Wednesday, October 17, 2012 11:40 AM  
**To:** McElroy, Michael  
**Subject:** FW: Proposed Zoning Change for Medical Clinic on Strahan Road

Michael,

Please handle the opposition request letters. Also, this may be worth letting the applicant know.

Alex P. Hoffman, AICP  
Lead Planner, Zoning  
City Development Department  
City of El Paso  
(915) 541-4638

**From:** James J. Strathmann or Phyllis A. Strathmann [<mailto:strath5959@aol.com>]  
**Sent:** Wednesday, October 17, 2012 11:38 AM  
**To:** Hoffman, Alex P.  
**Subject:** Proposed Zoning Change for Medical Clinic on Strahan Road

Dear Mr. Hoffman,

We have been advised by representatives of Save The Valley that a request has been received to change the zoning of a parcel of land on South Strahan Rd. We wish to advise you there is opposition from several neighbors who own sizable tracts of land on South Strahan. At this point, at least four property owners are in opposition. Please advise me who I should contact with the City Planning Department in order that we may submit our letters regarding the proposed change.

Thank you,

Phyllis A. Strathmann